

Remote Rent Board Meeting Minutes - Held Via Zoom

Thursday, June 5, 2025

II. ROLL CALL - 0:08:45

Matthew Lax, Tenant, District 1 - Chair
Austin Sims, Homeowner, District 5 - Vice Chair
Anne-Laure Razat, Tenant, At-Large - Absent
Kristen Carreras, Landlord, At-Large
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3
District 4 - Vacant

Staff present:

Dylan Orr, Rental Registration Coordinator
Benjamin Plante, Counsel for the Rent Board

III. COMMUNICATIONS - 0:09:13

IV. UNFINISHED BUSINESS - 0:09:26

0:09:53 - Matthew Walker recuses himself due to being an involved party with the submitted appeals.

0:11:06 - Austin Sims states on the record what preparations were made to familiarize himself with the appeals.

a. Rent Increase Appeal - 0:13:56

Appellant: Trelawny Tenants Union

Address: 59 State St

**Owner: 59 State Street LLC, 657 Congress St, First Floor, Portland, ME
04101**

CBL: 044-B-047-001

0:15:29 - Christopher "Buddy" Moore moves to find pursuant to section 6-243(a), and based on the evidence provided by the Trelawny Tenants Union, the Trelawny Tenants Union is asserting the rights of all tenants at 59 State Street. Seconded by Austin Sims. (4-0; Razat absent, Walker recused) The motion passes.

1:13:18 - Kristen Carreras moves to find 59 State Street LLC is in substantial non-compliance of section 6-234(f). Seconded by Matthew Lax.

1:18:40 - By show of hands, the previous motion has been rescinded.

1:18:50 - Kristen Carreras moves to find 59 State Street LLC is in substantial non-compliance of section 6-234(c). Seconded by Matthew Lax.

1:43:15 - Kristen Carreras amends motion to find 59 State Street LLC in substantial non-compliance of Chapter 6 Section 234 (b)&(c) as evidenced by ongoing rent violations from the time period of December 2022 to the time of filing this appeal. Seconded by Matthew Lax. (4-0; Razat absent, Walker recused) The motion passes.

2:09:40 - Christopher "Buddy" Moore moves to find that consistent with section 6-234(f) in accordance with the ruling that the landlord at 59 State Street has been found not to be in substantial compliance with provisions of Chapter 6 of the City code. To find that every rent increase that has been imposed since December 1st, 2022 is and was prohibited. The last compliant rent level that was charged in each unit in either property was either the rent charged December 1st, 2022 or a prior rent level as identified by the Licensing and Housing Safety Division in a notice of violation. All rents demanded, accepted, or retained above that last compliant rent level must be refunded to the tenant or tenants of that unit. Seconded by Austin Sims. (4-0; Razat absent, Walker recused) The motion passes.

2:24:44 - Christopher "Buddy" Moore moves to find that consistent with section 6-234(f) in accordance with our ruling that the landlord at 59 State Street has been found not to be in substantial compliance with provisions of Chapter 6 of the city code, that all banked rent at 59 State Street be forfeited from December 1st, 2022 until the filing of the complaint. Seconded by Austin Sims. (4-0; Razat absent, Walker recused) The motion passes.

2:29:55 - Austin Sims moves to take a recess. Seconded by Matthew Lax. (4-0; Razat absent, Walker recused) The motion passes.

2:30:15 through 2:36:00 - The Board takes a recess.

2:42:00 - Christopher "Buddy" Moore, consistent with section 626(f) which gives the board the power to determine appropriate penalties, moves that the landlord of 59 State Street pay a fine of \$250 for each month for the 12 violations identified by the Rent Board in a total amount to be determined. Seconded by Austin Sims. (4-0; Razat absent, Walker recused) The motion passes.

3:15:20 - Matthew Lax moves to set the fine amount for the previous motion to \$50,500 based on calculations of 198 months at \$250 and 4 violations at \$250. Seconded by Austin Sims. (4-0; Razat absent, Walker recused) The motion passes.

3:19:30 - Christopher "Buddy" Moore moves to suspend rules to continue past 9:30. Seconded by Matthew Lax. (2-2; Carreras and Sims vote no, Razat absent, Walker recused) The motion fails.

b. Rent Increase Appeal

Appellant: Trelawny Tenants Union

Address: 655 Congress St

Owner: Trelawny 657 LLC, 657 Congress St, First Floor, Portland, ME 04101

CBL: 046-D-021-001

3:27:20 - Austin Sims moves to schedule deliberations for 655 Congress Street for the regular scheduled meeting on June 25, 2025. Seconded by Kristen Carreras. (4-0; Razat absent, Walker recused) The motion passes.

V. Adjourn - 3:28:32

3:29:20 - Kristen Carreras moves to adjourn. Seconded by Austin Sims. (5-0; Razat absent) The motion passes.